



**37 Spray Ave  
Atlantic City, NJ 08401**

**Asking \$169,000.00**



**COMMENTS**

CALLING ALL INVESTORS AND CONTRACTORS ! Awesome opportunity to transform this 5BR, 2 1/2 BA three-story home into something special. Solid brick construction, but it does need some attention. Enter into the living room with a small dining area and then into the kitchen, which would need to be updated. There was a leak from the second floor bathroom, which has since been repaired, but the ceiling was damaged and needs replacement. The second floor offers 3 BR's and a full bathroom. Head up to the third floor and you'll find two more BR's, a powder room, and a large closet for overflow storage or clothing. The laundry center is housed in the basement and just after Super Storm Sandy in 2012, the gas heating system was replaced along with the gas hot water heater. There is also a bathroom with a shower stall and a toilet in the basement, however, it is non-functioning. The basement is dry and there is a sump pump. The home is located right off of Pacific Avenue, and just a block to the beach and Boardwalk. It is situated on a small street that runs from Pacific to Atlantic with Monterey Avenue intersecting. The property is being sold 100% as is, and therefore the buyer will be responsible for any and all inspections, certifications, including, but not limited to the certificate of occupancy, land use certificate, pest control certificate, and any repairs required to obtain these items. The seller will not be addressing any deficiencies. Please set up your appointment through Showing Time.

**PROPERTY DETAILS**

Exterior	Outside Features	Parking/Garage	Other Rooms
Curbs	None	None	Dining Room
Needs Work	Asker: Lori McCloskey		Laundry/Utility Room
Paved Road	Berger Realty Inc		
Porch	100 E 55th St., Ocean City		
Sidewalks	Call: 609-399-4211		
	Also Emailed: lam@bergerrealty.com		
See Remarks	Masonry Floor/Wall		
	Unfinished		



Hot Water Gas      Water Public      Sewer Public Sewer